

Capital Improvements Committee
February 14, 2011

Item No. 1: Meeting called to order by Mayor Presley at 10:35 a.m.

Item No. 2: Roll Call: Members present Mayor Raeanne Presley, City Administrator Dean Kruithof, Alderman Rick Todd, Alderwoman Cris Bohinc, Michael Pinkley, and Bob McDowell. Also present were City Engineer/Public Works Director David Miller, Assistant Public Works Director Keith Francis, Utilities Director Mike Ray, Finance Director Lori Helle, Alderman Bob Simmons and GIS Coordinator Curtis Copeland.

Item No. 3: 5 Year Capital Budget Update: David Miller stated that various equipment had been purchased from the capital budget such as police cars and the street sweeper. He explained that the police department deducted one vehicle in order to add needed equipment to the vehicles approved for purchase. He also stated that the street sweeper bids came in on budget. Mr. Kruithof explained that the city is looking into the possible purchase of a hybrid vehicle. Mr. Francis explained that upfront costs over the normal price of a vehicle would be around \$5,000 to \$8,000 but cost savings over the life of the vehicle may offset that expense. Mayor Presley inquired if staff is holding off on any projects. Mr. Miller replied that the bridge at Skaggs Roundabout and Business 65 is spalling and that there will be some design costs for that project so it will be started in late spring-early summer. Michael Pinkley inquired if staff is still operating on mantra that projects will come through this committee for approval and Mr. Miller replied in the affirmative.

Item No. 4: Consultant Selection Aerial Photography: David Miller introduced GIS Coordinator Curtis Copeland to the committee. He stated that Curtis has worked very hard on this proposal to bring in the best product to the city. Mr. Miller explained that funds were allocated in fiscal year 2011 to acquire new digital orthogonal and oblique photography (aerials) and updated digital, topographic mapping (2 foot contours) for the city. He stated that he concurs with the recommendation from Mr. Copeland for Pictometry to provide the needed products. Curtis stated that the city received five proposals in response to the request for proposals. Curtis explained that there have been a number of technological changes and advancements in the 5 years since the City's last RFP for a product of this type. He stated that new airborne sensors, like LIDAR and multi-angle capture oblique photography, have increased the accuracies, data capture techniques, standards, and applications a great deal. He stated that of the five proposals, Pictometry obtained the highest marks and the lowest price for the product requested. Curtis explained that the price includes a GPS receiver and software. He stated that the photos would be within subfoot accuracy and that he has a high confidence in the product Pictometry will deliver and that their proposal included all three components required in the RFP. Curtis further explained oblique photography and that it is a 360° view of every structure in town. He explained that Pictometry has a six camera system on their airplane that captures orthogonally and from all sides and that all angles are covered in a single pass. Alderman Todd stated that he couldn't understand the fair rating for Surdex. Curtis explained that there is a class level for map accuracy standings and that according to the ASPRS a 1 is best and 5 is the least. He also stated that this is a very competitive industry due to technicalities involved. He stated that the AccuPlus product provided through Pictometry will involve surveying throughout town

and the placement of markers. These markers are used with the LIDAR photography and they will help with both the orthogonal as well as the oblique photos. The orthogonal photos collect and create surface elevation and the oblique photos are very detailed and accurate. Pictometry also offers viewing software at no additional price to the city that we can incorporate into the city's website and can offer to other entities. He explained that the photos will be at a 4-inch pixel resolution. Mayor Presley expressed her concern about privacy issues. Curtis stated that lawsuits have been filed against aerial photographers but no winning cases. Curtis further stated that a total of \$137,000 has been budgeted for the aerial photography and a GPS receiver. He stated that Pictometry proposes \$68,000 for their product. There was some discussion concerning cost and updates. Curtis explained to the committee that Pictometry is contracted with FEMA and that for any event such as flooding, etc. Pictometry has to provide post-event data to both FEMA and city. Alderman Todd inquired as to data storage. Curtis stated that Pictometry will provide a hard drive as part of this contract. Bob McDowell again asked if there would be any additional cost to the city for the updates. Curtis stated that there is no cost to the city because of the contract with FEMA. Michael Pinkley questioned about the LIDAR method and if the manhole rim heights for manholes would be apparent. Curtis stated that the vertical accuracy will be about 1' and that going any tighter will be more costly. He stated that the information will be integrated into the existing GIS. Mr. Pinkley inquired if the Planning and Police Departments would be able to apply their layers with this information. Curtis replied that all layers will integrate in the GIS. Mayor Presley stated that the Police Department is getting relatively new software in order to track events. Curtis explained that his department has been heavily involved with the CODE program with the Police Department and that it is based on location. He stated that it has been very helpful in mapping patrol areas. Mayor Presley inquired the size of the area that will be photographed. Curtis replied that it is an area of approximately 57 square miles and based within the urban service boundary. Mayor Presley inquired if this area includes the Bee Creek and Roark Creek watersheds. David Miller replied that the area to be photographed includes both watersheds. Curtis stated that if Taney County performs an update in two years then city could integrate that data. Alderwoman Bohinc made the motion to accept the proposal from Pictometry and to direct staff to negotiate a contract, seconded by Michael Pinkley. All yeas, none opposed. Alderwoman Bohinc stated that she appreciated and thanked Curtis Copeland for his in depth research concerning the technical issues involved with the selection of this proposal.

Item No. 5: Meadow Ridge Sewer Connection: Administrator Kruithof stated that discussions have taken place concerning the Roark Valley water system. He stated that American Water Company will be taking over the Stonebridge water system and that Meadow Ridge has a failing package plant. The choice is to reconstruct the plant or connect it into our sewer system. The plant accumulates approximately 90,000 gallons per day (gpd). Ozarks Clean Water is regulated by the Department of Natural Resources (DNR) and could be continuing authority. The options are either connecting to city sewer by using development agreement with individual property owners or not annexing area due to additional expense for police and fire protection. The city could use incentive in the agreement that we would agree for 5 year period not to annex and give discount for sewer rates. The downside is that some property owners will not sign.

Alderwoman Bohinc inquired as to who would pay for the sewer. Administrator Kruithof replied that the Ozarks Clean Water is ultimately responsible for the collection and payment to the city using master meter.

Mr. McDowell questioned why the city would not look at outer developments and charge out-of-city rates as revenue making source. Administrator Kruithof replied that the city is obligated through the agreement with Stonebridge. Mayor Presley expressed concern of potential lawsuit that may set precedence. Mr. McDowell suggested that staff analyze the sewer rates in order to keep it under control. Alderman Todd inquired from a strategic standpoint whether this area fit into the city's comprehensive plan. Administrator Kruithof stated that this area could possibly be annexed within about 10 – 15 years but may need to have DNR involved with the financing aspect. Alderwoman Bohinc stated that the city needed to remember that water and sewer are one of the biggest cuts from the federal budget. Alderman Simmons stated that the city wouldn't be interested if it were not for the 2005 agreement with Stonebridge. Mayor Presley inquired if the city would be responsible if more subdivisions started being built in the Stonebridge area. Administrator Kruithof replied that the agreement states that only as long as the city has capacity at the plant will be obligated. Mike Ray stated that the Compton Wastewater Treatment Plant has capacity for an additional 1 million gpd. He also stated that staff has had some discussions with Taney County Sewer District to build the sewer line from the package plant to city sewer. Mayor Presley inquired as to the average sewer bill for a house in the Meadow Ridge Subdivision.

Administrator Kruithof stated that the sewer hook-up fees have not increased since the 1980's but that the utility rate study report will outline any increases. Mayor Presley stated that this information was only brought to this committee for reference purposes and information. Alderman Todd stated that this may set a new standard. Mr. McDowell suggested staff set a goal to get this cost-centered. Administrator Kruithof stated that this is a situation where we have many entities (DNR, EPA, county, city) involved in order to gain a solution to the problem. Mike Ray informed the committee members that the engineer's estimate to repair the package plant was approximately \$1.3 million.

Item No. 6: Discussion of Energy Performance Contract: David Miller explained that at this time staff is removing some items from the energy performance report that were not energy savings-related to the city such as the windmills at the RecPlex. Modifications will be made to the energy performance contract and then it can be presented to the committee. Administrator Kruithof stated that Gail Meyer with the Lodging Association just returned from a conference in Las Vegas presenting best practices for sustainability. Alderman Todd inquired about the regulations for this performance contract. Mr. McDowell suggested that the city research changing behavioral patterns. Mayor Presley questioned the audit cost to Burns & McDonnell and David Miller replied that it was approximately \$73,000. David Miller inquired if the committee wanted staff to renegotiate the contract with Burns & McDonnell. Mayor Presley advised staff to renegotiate with Burns & McDonnell and distribute copies to all committee members for discussion.

Item No. 7: Capital Project Status Update: David Miller presented the Capital Status Project Update Report attached to Agenda.

Item No. 8: Change Order Update: David Miller explained the Final Change Order in the amount of \$1,386.81 with Winslow Construction Management for the Police Department Renovations Project. He stated that this change order represented a 2.6% change in the project.

There being no further business, the meeting was adjourned at 12:20 p.m.